

**WARRANTY DEED**

Know All Men By These Presents

**031703****TRANSFER  
TAX  
PAID**

63-245

That I, **P. James Nicholson, also known as James P. Nicholson as Trustee of Carroll F. Perkins Trust B**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Annette Cesino**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is P.O. Box 1371, Waterville, ME 04903-1371, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Annette Cesino, her heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and being lot number nine (9) as delineated on a plan of Bacon and Seavey lots, so-called, made by Ira E. Getchell, C.E., for Frazier Gilman, said plan being on file in the Kennebec Registry of Deeds in Plan Book 1, Page 33, to which reference is hereby made for a more particular description. Said lot is bounded and described as follows, to wit:

Westerly sixty-six (66) feet by College Avenue; northerly one hundred sixty-six (166) feet by lot number ten on a plan of Bacon and Seavey lots referred to above; easterly fifty-four (54) feet by Sturtevant Street; southerly one hundred fifty-four (154) feet by lot number eight on said plan of Bacon and Seavey lots.

This conveyance is also subject to whatever rights may have been acquired by the State of Maine in a deed from L.N. Violette Company, Inc. recorded March 15, 1960 in Kennebec Registry of Deeds in Book 1180, Page 272.

BEING the same premises acquired by James P. Nicholson as Trustee of Carroll F. Perkins Trust B by Deed of Distribution by Personal Representative from Nancy L. Perkins as Personal Representative of the Estate of Carroll F. Perkins dated July 1, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5237, Page 323.


TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Annette Cesino, her heirs and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.


BWL (2)

IN WITNESS WHEREOF, I, the said P. James Nicholson also known as James P. Nicholson as Trustee of the Carroll F. Perkins Trust B have hereunto set my hand and seal this 15th day of October, 1999.

Signed, Sealed and Delivered  
in the presence of

  
Witness

Carroll F. Perkins Trust B

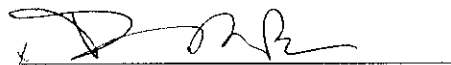
By:   
James P. Nicholson, Trustee  
a/k/a P. James Nicholson, Trustee

STATE OF MAINE  
County of Kennebec, ss.

Dated: October 15, 1999.

Personally appeared before me on the day and year aforesaid the above-named, James P. Nicholson, as Trustee of the Carroll F. Perkins Trust B and acknowledged that the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Trust.

Before me,

  
Notary Public

Printed name: DAVID R. BUTLER  
My comm. exp: MY COMMISSION EXPIRES:  
JUNE 21, 2000  
(Seal)

RECEIVED KENNEBEC SS.

1999 OCT 18 AM 9:00

ATTEST:   
REGISTER OF DEEDS